

Jargon Buster – Initial Demolition Notices (IDN)

Westminster City Council wants to regenerate properties within Church Street Site A (This includes the blocks Blackwater House, Cray House, Ingrebourne House, Lambourne House and Pool House). This would provide brand new state-of-the-art homes.

As standard practice, the council will issue an Initial Demolition Notice. This factsheet is designed to inform Church Street Site A residents about Initial Demolition Notices. This Jargon Buster pamphlet accompanies the IDN and is here to answer possible questions you may have about the Notice.

What is an Initial Demolition Notice (IDN)?

An Initial Demolition Notice is a formal notification that the landlord (Westminster City Council) intends to demolish a particular home or block. This does not mean demolition works are about to start on your block. What this does mean is tenants' right to buy their property is suspended. Westminster City Council are issuing these IDNs to residents in Church Street Site A to support the regeneration of Site A.

Does this affect my rights?

The IDN suspends current and future Right to Buy applications for council tenants relating to properties on Site A of the Church Street Regeneration Programme. During the notice period (which can last up to seven years), the council will not sell the freehold, or grant a lease relating to a Right to Buy application for any Site A property. A tenant may still submit a Right to Buy application, but this will not progress during the notice period and will not proceed if a Final Demolition Notice is served. **If you are a leaseholder, your rights are unaffected.**

Do I have to do anything?

No. Issuing an IDN is standard practice with regeneration schemes and doesn't change any previous assurances given by the council concerning secure tenants' individual circumstances.

What happens after the IDN is issued?

A Final Demolition Notice will be issued to secure tenants and leaseholders in due course after planning permission for the full site regeneration is granted. This notice can last up to two years.

What assistance will the council provide?

The council wants to ensure that everyone is kept updated and informed of the regeneration plans. This includes by sending information leaflets, newsletters and amending our Church Street website with updates to all estate households and business units.

**It's quick and easy to contact us with any questions.
Turn this leaflet over to see how.**



Do I have to leave my house?

All properties in Church Street Site A will need to be vacated at some point in the future to allow for the full estate regeneration. The issuing of an IDN does not change previous housing agreements made with the council. Some residents in Site A have already taken the decision to move to new homes. If you are interested in moving or have any questions about the support the council offers, please see the available contact service information below:

If you are a Secure Tenant please contact the council's dedicated Relocation Team:

✉ arahim@westminster.gov.uk

☎ 07966 202902

If you are a Leaseholder please contact our dedicated Leasehold Negotiator, Ian Sellens:

✉ isellens@westminster.gov.uk

☎ 07790 980127

If you live in Westminster City Council Temporary Accommodation please contact our dedicated TA Officer, Teresa Madigan:

✉ tmadigan@wcchss.org.uk

☎ 020 7641 6860

Contact us

We'd be happy to assist with any questions or concerns about the renewal, including the issuing of an IDN.

You can contact us by:

☎ Calling Freephone: **020 7641 2968**

✉ Emailing: **churchstreet@westminster.gov.uk**

📍 Visiting the **Regeneration Base** at 99 Church Street, London NW8 8EY

Hours: Monday to Friday, 10am to 4pm. Late opening: Wednesdays, 5pm to 7pm

Independent advice

The Communities First team provide independent advice to Church Street tenants and leaseholders on areas such as rehousing, buyback and valuation including options for new homes. They also advice to existing Church Street businesses. An interpreter can be arranged on request. You can contact them by:

☎ Calling Freephone: **0300 365 7150**

✉ Emailing: **churchstreet@communitiesfirst.uk.com**

